

041.0

0005

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

956,100 /

956,100

956,100 /

956,100

956,100 /

956,100

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
68 -70		RIVER ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	MAYERS KATHERINE & BRIAN	
Owner 2:		
Owner 3:		
Street 1:	70 RIVER ST	
Street 2:		

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:		Own Occ:	Y
Postal:	02474	Type:	

PREVIOUS OWNER	
Owner 1:	ALMEIDA PAUL E & DIANE M -
Owner 2:	-
Street 1:	70 RIVER STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains .11 Sq. Ft. of land mainly classified as Two Family Residential Building built about 1922, having primarily Clapboard Exterior and 2588 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	water
Census:	Sewer
Flood Haz:	Electri
D	Exempt
s	Topo
t	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
104	Two Family
4800	Sq. Ft.
Site	
0	Depth / PriceUnits
80.	Unit Type

Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family	4800	Sq. Ft.	Site	0	80.	1.18	1						451,200						451,200	

**IN PROCESS APPRAISAL SUMMARY**

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items		Land Value	Total Value		Entered Lot Size		GIS Ref		42299	
104	4800.000	504,900			451,200	956,100				GIS Ref			
Total Card	0.110	504,900			451,200	956,100		Total Land:		Insp Date			
Total Parcel	0.110	504,900			451,200	956,100		Land Unit Type:		04/08/21			
Source:	Market Adj Cost		Total Value per SQ unit /Card:		369.40	/Parcel:	369.40						

**PREVIOUS ASSESSMENT**

PREVIOUS ASSESSMENT								Parcel ID	041.0-0005-0011.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	504,900	0	4,800.	451,200	956,100		Year end	12/23/2021

**SALES INFORMATION**

SALES INFORMATION		TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALMEIDA PAUL E	67204-147	2	5/5/2016		420,000	No	No		purchase of unit 70
ELLIOTT KATHERI	59100-35	2	5/16/2012	Convenience		1	No	No	transfer of unit 68

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/8/2021									4/8/2021	Measured	DGM	D Mann

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Good	Removel from condominium 12.29.2020 76552:419.									
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:											
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:											
Foundation:	2 - Conc. Block			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	2 - Clapboard			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>													
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Good	1st Res Grid   Desc: Line 1   # Units 1									
Color:	WHITE			A Kits:		Rating:		Level   FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Frl:		Rating:		Other									
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:		Upper									
Grade:	C - Average			<b>CONDOS INFORMATION</b>				Lvl 2									
Year Blt:	1922	Eff Yr Blt:		Location:		Total Units:		Lvl 1									
Alt LUC:		Alt %:		Floor:		Totals	RMs: 11	BRs: 4	Baths: 2	HB							
Jurisdict:		Fact: .		% Own:		<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Const Mod:				Name:		Exterior:	No Unit	RMS	BRS	FL							
Lump Sum Adj:				<b>DEPRECIATION</b>				1	11	4							
<b>INTERIOR INFORMATION</b>				Phys Cond:	AG - Avg-Good	26. %	Interior:										
Avg Ht/FL:	STD			Functional:		%	Additions:										
Prim Int Wal	2 - Plaster			Economic:		%	Kitchen:										
Sec Int Wall:		%		Special:		%	Baths:										
Partition:	T - Typical			Override:		%	Plumbing:										
Prim Floors:	4 - Carpet			Total:	26.4	%	Electric:										
Sec Floors:		%		<b>CALC SUMMARY</b>				Heating:									
Bsmnt Flr:	12 - Concrete			Basic \$ / SQ:	180.00		Comparables Sales										
Subfloor:				Size Adj.:	1.08103442		Rate	Parcel ID	Typ	Date	Sale Price						
Bsmnt Gar:				Const Adj.:	0.98010004												
Electric:	3 - Typical			Adj \$ / SQ:	190.714												
Insulation:	2 - Typical			Other Features:	111500												
Int vs Ext:				Grade Factor:	1.00												
Heat Fuel:	1 - Oil			NBHD Inf:	1.00000000												
Heat Type:	3 - Forced H/W			NBHD Mod:													
# Heat Sys:	2			LUC Factor:	1.00												
% Heated:	100	% AC:		Adj Total:	685986												
Solar HW:	NO	Central Vac: NO		Depreciation:	181100												
% Com Wal		% Sprinkled		Depreciated Total:	504886												
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:															
<b>SPEC FEATURES/YARD ITEMS</b>				Juris. Factor:		Before Depr:	190.71										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
<b>PARCEL ID</b> 041.0-0005-0011.0																	
More: N		Total Yard Items:				Total Special Features:				Total:							